
CAIRNGORMS NATIONAL PARK AUTHORITY

MINUTES OF THE PLANNING COMMITTEE held at Glenmore Lodge, Glenmore on 13th June 2008 at 10.30am

PRESENT

Eric Baird	Bruce Luffman
Stuart Black	Mary McCafferty
Geva Blackett	Willie McKenna
Duncan Bryden	Eleanor Mackintosh
Nonie Coulthard	Anne MacLean
Dave Fallows	Alastair MacLennan
Lucy Grant	Sandy Park
David Green	Andrew Rafferty
Drew Hendry	Richard Stroud
Bob Kinnaird	Ross Watson

IN ATTENDANCE:

Don McKee
Neil Stewart
Pip Mackie

APOLOGIES:

Jaci Douglas	Andrew Rafferty
Marcus Humphrey	Richard Stroud
Ian Mackintosh	Susan Walker
Fiona Murdoch	

AGENDA ITEMS 1 & 2: WELCOME AND APOLOGIES

1. The Convenor welcomed all present.
2. Apologies were received from the above Members.

AGENDA ITEM 3: MINUTES & MATTERS ARISING FROM THE PREVIOUS MEETING

3. The minutes of the previous meeting, 30th May 2008, held at The Albert Hall, Ballater were approved with amendments to the following items:

Paragraph 32c – to specify that it was the Dalfaber hut circle being referred to.

Paragraph 38 – remove the repetition of the words 'site visit'.

Paragraph 47 – the Amendment was seconded by Geva Blackett.

4. There were no matters arising.

AGENDA ITEM 4:

DECLARATION OF INTEREST BY MEMBERS ON ANY ITEMS APPEARING ON THE AGENDA

5. Ross Watson declared an interest in Planning Application No. 08/214/CP.

AGENDA ITEM 5:

PLANNING APPLICATION CALL-IN DECISIONS

(Oral Presentation, Neil Stewart)

6. 08/208/CP - No Call-in

7. 08/209/CP - No Call-in

8. 08/210/CP - No Call-in

9. 08/211/CP - No Call-in

10.08/212/CP - No Call-in

11.08/213/CP - No Call-in

12.08/214/CP - Ross Watson declared an interest and left the room.
The decision was to call-in the application for the following reason :

- This proposal is for the development of an existing steading and rural building complex into 7 no. dwellinghouses with associated garaging. The site is located within an area identified as at risk from flooding and within the Insh Marshes National Nature Reserve. The site is also adjacent to important international and national natural heritage designations and the access to the site crosses a route which is being promoted in the CNP Draft Core Paths Plan. The development therefore raises issues in relation to the conservation and enhancement of the natural and cultural heritage of the area; the social and economic development of the area; the promotion of public access; and the scale and nature of residential development in a sensitive location. As such, it is considered that the proposal raises issues of general significance to the collective aims of the National Park.

Ross Watson returned.

- 13.08/215/CP - No Call-in
- 14.08/216/CP - No Call-in
- 15.08/217/CP - No Call-in
- 16.08/218/CP - No Call-in

COMMENTING ON APPLICATIONS NOT CALLED-IN BY THE COMMITTEE

17.The Members wished to make comments to the Local Authorities on the following Planning Application No's 08/208/CP, 08/210/CP, 08/211/CP, 08/212/CP, 08/216/CP, 08/217/CP & 08/218/CP. The planning officers noted these comments and were delegated with the responsibility of whether or not to submit the comments to the Local Authorities.

AGENDA ITEM 6: ANY OTHER BUSINESS

- 18.Bruce Luffman declared an interest and left the room.
- 19.Neil Stewart provided Members with an update on the Cushnie Wind Farm development. He advised that the CNPA had been consulted previously on an application for an anemometer mast at the location, which Aberdeenshire Council had subsequently approved subject to a time condition for a temporary 12 month period. Aberdeenshire Council have since received an application to extend the permission, and the Applicants have (in discussion with the Aberdeenshire Planners) suggested a further 18 months. Neil Stewart informed Members that the CNPA have now been consulted on the application for the further extension of time. Neil Stewart recommended that since the application for the Cushnie Wind Farm is still under consideration, the Committee respond that the CNPA have no objection to the application providing that the time period is limited to 18 months.
- 20.The Committee agreed the consultation response for submission to Aberdeenshire Council.
- 21.Bruce Luffman returned.
- 22.Nonie Coulthard requested clarification of when the CNPA Core Path Plan (CPP) became a material consideration, particularly with regard to application 08/211/CP which had been considered on the Call-in Recommendation Report.
- 23.Don McKee responded that as the CPP had been through several consultation stages it was a material consideration to planning applications, however, once the CPP was adopted it would be more of a material consideration.

24. Willie McKenna queried if a legal challenge could be made to the use of the Draft CPP in planning decisions including application 08/211/CP.
25. Don McKee responded that the Draft CPP had been ratified by the Board. The Planning Committee had not taken any decision on application 08/211/CP regarding the Draft CPP. The Planning Committee had decided to make Comments on the application and these would be for Highland Council to take into account during the determination process, therefore the Planning Committee decision would stand up to a legal challenge.

**AGENDA ITEM 7:
DATE OF NEXT MEETING**

26. Friday, 27th June 2008 at The Community Centre, Nethy Bridge.
27. Committee Members are requested to ensure that any Apologies for this meeting are submitted to the Planning Office in Ballater.
28. The meeting concluded at 11:15hrs.